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Section 47AF of the Estate Agents Act 1980

HOUSE Offered for Sale

8 Black Falcon Street South Morang VIC 3752

 3  2  2

Indicative Selling Price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$620,000 & \$680,000

Median Sale Price

\$637,499 Houses in South morang between 01 Mar 2018 - 28 Feb 2019

Source: CoreLogic

Comparable Property Sales

These are the 3 properties sold within 2 kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	28-30 Scenic Terrace South Morang VIC 3752	Sold Price	\$660,000	Sold Date	06-Oct-18
	 4  2  2			Distance	1.65km
	116 The Great Eastern Way South Morang VIC 3752	Sold Price	\$650,000	Sold Date	27-Oct-18
	 4  2  2			Distance	1.6km
	18 Fuschia Grove South Morang VIC 3752	^{RS} Sold Price	\$645,000	Sold Date	23-Feb-19
	 4  2  2			Distance	0.44km

RS = Recent sale

UN = Undisclosed Sale

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